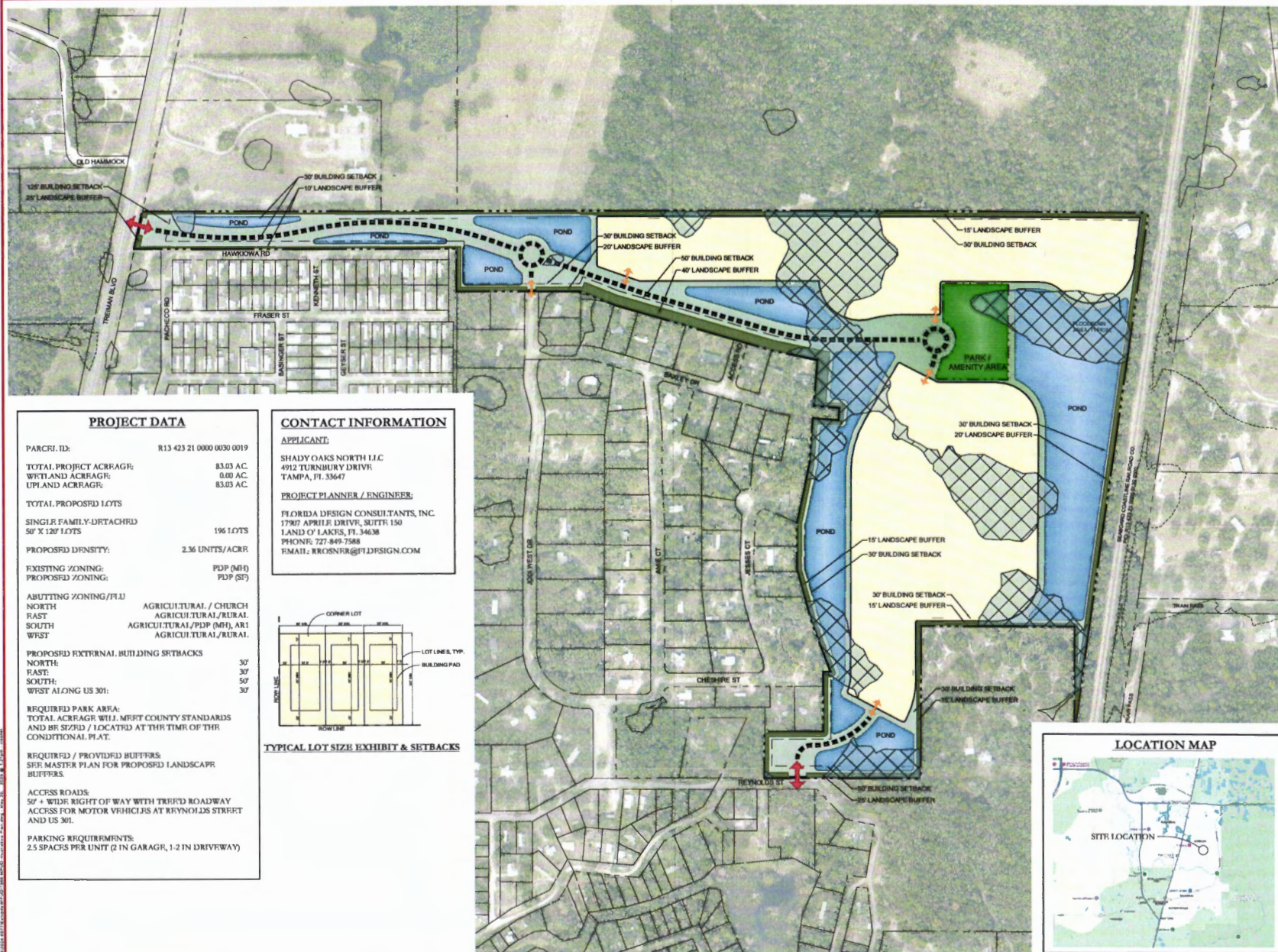




SHADY OAKS NORTH LLC
4912 TURNBURY WOOD DRIVE
TAMPA, FL 33647

SHADY OAKS
NORTH PARCEL
HERNANDO COUNTY, FL

PDP (SF) PLAN

LEGEND

- BOUNDARY
- SINGLE FAMILY DETACHED
50' x 120'
- PARK/AMENITY AREA
- LANDSCAPE BUFFER
- STORMWATER POND
- FLOOD ZONE 'A'
- MAIN ENTRANCE ACCESS
- INTERNAL ACCESS LOCATIONS

PROJECT DATA

PARCEL ID: R13 423 21 0000 0030 0019
TOTAL PROJECT ACRAGE: 83.03 AC.
WETLAND ACRAGE: 0.00 AC.
UPLAND ACRAGE: 83.03 AC.
TOTAL PROPOSED LOTS: 196 LOTS
SINGLE FAMILY DETACHED
50' x 120' LOTS
PROPOSED DENSITY: 2.36 UNITS/ACR.
EXISTING ZONING: PUP (M1)
PROPOSED ZONING: PUP (SF)
ABUTTING ZONING/PLU:
NORTH: AGRICULTURAL / CHURCH
EAST: AGRICULTURAL / RURAL
SOUTH: AGRICULTURAL / PDP (M1), ARI
WEST: AGRICULTURAL / RURAL

PROPOSED EXTERNAL BUILDING SETBACKS
NORTH: 30'
EAST: 30'
SOUTH: 30'
WEST ALONG US 301: 30'

REQUIRED PARK AREA:
TOTAL ACRAGE WITH MEET COUNTY STANDARDS
AND BE SIZED / LOCATED AT THE TIME OF THE
CONDITIONAL PLAT.

REQUIRED / PROVIDED BUFFERS:
SEE MASTER PLAN FOR PROPOSED LANDSCAPE
BUFFERS.

ACCESS ROADS:
50' + WIDE RIGHT OF WAY WITH TRIPED ROADWAY
ACCESS FOR MOTOR VEHICLES AT REYNOLDS STREET
AND US 301.

PARKING REQUIREMENTS:
2.5 SPACES PER UNIT (2 IN GARAGE, 1-2 IN DRIVEWAY)

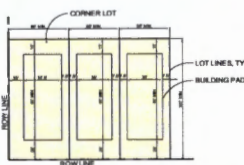
CONTACT INFORMATION

APPLICANT:

SHADY OAKS NORTH LLC
4912 TURNBURY DRIVE
TAMPA, FL 33647

PROJECT PLANNER / ENGINEER:

FLORIDA DESIGN CONSULTANTS, INC.
17907 APRIL DRIVE, SUITE 150
LAND O' LAKES, FL 34638
PHONE: 727-849-7548
EMAIL: KROSNR@FDCONSULTANTS.COM



TYPICAL LOT SIZE EXHIBIT & SETBACKS

LOCATION MAP



N

0 100 200 400
1" = 200'

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PHONE: 727-849-7548 FAX: 727-849-7549 WEBSITE: FDCONSULTANTS.COM

DATE	PROJECT #	REVISION	BY
1366	2024-0077	ROARR	
11/15/2024	05/20/2025	RJR	

1

SUBMITTED PND 7/1/25 H-25-15